



# City Hall Blue Ribbon Committee

Meeting #3


October 29, 2020


- City Hall Operations
- Financial Expectations
- Regional Real Estate Market
- Community Engagement

# Operations & Maintenance

## 2018 Facility Conditions Assessment

- Maintenance projects for next 20 years
- \$1.3M in total estimated costs

 **FACILITY CONDITION ASSESSMENT**



Prepared for:  
City of Milwaukie  
6101 Southeast Johnson Creek Boulevard  
Milwaukie, Oregon 97206-0641

**FACILITY CONDITION ASSESSMENT**  
Milwaukie/City Hall and Miscellaneous Buildings  
Main, 37<sup>th</sup>, Harrison, 40<sup>th</sup> and Harvey  
Milwaukie, Oregon 97222


**PREPARED BY:**  
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**EMG Project Number:**  
131043.18R000-001.322

**Date of Report:**  
June 27, 2018

**On Site Date:**  
March 19, 2018


 **DUDE SOLUTIONS**  
WILEY-INTERSCIENCE | SCHOLING | FACILITYMAINT | THEWORKHUB




# Operations & Maintenance

## 2018 Facility Conditions Assessment

- Parking Lot - \$80k
- Boiler - \$35k
- Roof - \$65k
- Elevator – 150k
- ADA Bathrooms - \$5k

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 **DUDE SOLUTIONS**  
WILEY | CORNELL | SCHWABE | FACILITY | THE WORKHUB



# Operations & Maintenance

Budget:

\$80k per year for maintenance

\$100k per year in Facilities staffing

Total of \$180k per year



## FACILITY CONDITION ASSESSMENT



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**DUDE SOLUTIONS**  
FACILITY CONSULTING | SCHOOL BUILDINGS | FACILITY PLANNING | THE WORKHUB



# City Financial Expectations

## Sale of City Hall

- Sell for appraised value and/or
- Consider property-value write down for specific public benefits



# City Financial Expectations

## Lease of City Hall

- NNN Lease – Tenant pays all expenses including maintenance, real estate taxes and insurance
- Long term lease



# Deed Restriction

- 1937 Deed

This conveyance however is made subject to the following condition;- That the City of Milwaukee shall keep and maintain the above described premises as a public park, for the use of the public under such proper rules as it may establish; and that the said premises shall be -----suitably landscaped and suitably cared for as a public park; and in event that the said Town of Milwaukee or its successors shall fail to maintain the same as a public park, or shall fail to suitably landscape or care for the same as a public park; then said premises shall revert and revest in the grantor herein, or to its successors.

CO



# Deed Restriction

- Nov 2019 North Clackamas School District Meeting
  - City asked the School District for a Quitclaim Deed
  - City shared about the public engagement process





# Break?



# Regional Real Estate Market

- Jerry Johnson  
Johnson Economics



# CHBRC Schedule

|                           |  |
|---------------------------|--|
| <b>JUL 2020</b>           | Meeting #1 – Site History, Charter, Public Engagement  |
| <b>SEP 2020</b>           | Meeting #2 – Historic Preservation   |
| <b>OCT 2020</b>           | Meeting #3 – Operations and Maintenance Budget, Financial Goals and Constraints, Milwaukie Real Estate Market      |
| <b>NOV – DEC 2020</b>     | Public Engagement Activity #1 – Values <ul style="list-style-type: none"><li>• November 16 – December 18</li></ul> |
| <b>DEC 2020 /JAN 2021</b> | Meeting #4 – Review Public Engagement Findings & Draft Goals   |
| <b>JAN - FEB 2021</b>     | Public Engagement Activity #2 – Draft Goals  |
| <b>FEB 2021</b>           | Meeting #5 – Draft Goals for recommendation to City Council, Select members for RFP review committee               |
| <b>MAR 2021</b>           | City Council Meeting – Present Draft Goals   |
| <b>SPRING 2021</b>        | City Council Meeting – Hearing, Declare Property Surplus, Resolution to set RFP goals                              |



# Engage Milwaukie

- Bang the Table platform
- Registration & Demographic Questions
- Moderation
- City Hall Open House: November 16, 2020 – December 18, 2020



# City Hall Open House

- Project background
- Timeline
- Building Tour and Site History
- Questions
  - What is your vision for a new use for City Hall?
  - What does a successful new use look like?
  - Share a favorite story or memory of City Hall
  - What is most important to you?
  - Is there anything else you'd like to share with City Hall project team?



# City Hall Open House

## Promotion:

- 11/9 - Hector Campbell NDA
- 11/9 – Historic Milwaukie NDA
- 11/11 – Lake Road NDA
- 11/11 – Lewelling NDA
- 11/12 – Linwood NDA
- 11/18 – Island Station NDA
- 11/23 – Ardenwald-Johnson Creek NDA
- 11/24 – Planning Commission
- 11/25 – PARB
- 11/25 – Arts Committee
- 12/2 – Design Landmarks Committee



